



## Middle Floor Apartment for sale in Benalmádena, Benalmádena

545,000 €

Reference: R4929331   Bedrooms: 3   Bathrooms: 2   Build Size: 120m<sup>2</sup>   Terrace: 32m<sup>2</sup>





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## Costa del Sol, Benalmádena

An absolute gem with everything at it's doorstep yet with total tranquility. TERRAZAS DE ROCAS BLANCAS is a small urbanisation existing of an international mix of residents. With the tri-affecta of LOCATION, VIEW and NO road noise this apartment stands out. Add the immaculate reform and finishing and you'll know why this is a truly rare find.

- South facing
- Front sea views
- All rooms with exterior window
- 120m<sup>2</sup> built
- 90m<sup>2</sup> usable (32m<sup>2</sup> covered terrace and Lumon-type enclosure)
- 3 bedrooms (1 suite + 2 for children) and 2 full bathrooms in total
- Open plan living-kitchen-dining room
- Laundry room
- 2 covered parking spaces
- 6m<sup>2</sup> storage room
- 9 closets
- Year of construction 2007
- Completely renovated in 2022
- Type 5 water-resistant floating flooring throughout the house
- Thermal break aluminum carpentry with tilt-and-turn windows in children's rooms
- Armored glass at access to the terrace
- High-efficiency heat pump air conditioning system with independent zone control systems for each room
- Water softener
- Controlled mechanical ventilation system
- Concealed diffuser for designer air conditioning in the living room
- Schmidt designer kitchen
- All appliances in high-end stainless steel finish by Bosch
- Installation of 1GB high-speed fibre optic cable in the living room and terrace
- Annual IBI: €600
- Monthly community: €145
- Installation of vehicle charger
- The entire development has recently been painted and restored



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Panoramic  
Golf

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Security

Gated Complex

### Category

Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
More Than One